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SRI Regional Seeds – March 2012

HIGHLIGHTING PROGRESS ACROSS THE REGIONS

2012 Regional Seed Projects

SRI just awarded two new reuse planning regional seeds in FY2012 and continues to provide support for three regional seeds awarded in 2011 including Elizabeth River (R3), Fairfax Street Wood Treaters Site (R4) and Jacksonville Integrated Planning (R4). This handout highlights progress to date on these new reuse planning regional seeds and includes updates on several regional seeds just completed in the last quarter. It also includes highlights from non-reuse planning regional seeds.

Centredale Manor (R1): The Centredale Manor Restoration Project Superfund site in North Providence and Johnston, Rhode Island, includes a nine-acre source area and contaminated sediments along the Woonsquatucket River. In October 2011, EPA released a Proposed Plan recommending the containment of contaminated river sediments in one or more confined disposal facilities in Johnston. SRI offered reuse planning assistance for the Town to identify reuse options for the potential disposal locations that could add value to the local community. In early December, a site visit was conducted to: tour potential disposal locations; meet with Town staff, officials and local stakeholders; and gather recreational reuse goals. A public workshop and site planning charrette was scheduled for January 11, 2012 to gather community input on reuse options and help inform the Town's consideration of recommendations regarding a confined disposal facility. Town officials cancelled the event due to concerns that it would show support for a confined disposal facility in their jurisdiction. SRI and Region 1 drafted a lessons learned report that detailed future opportunities should the community interest in confined disposal facility change and documented lessons learned to support similar future endeavors at other sites.

Buckbee-Mears Co. Superfund Site (R2): EPA Region 2 and local government stakeholders have been working to address contamination and long-term stewardship challenges at the 50-acre Buckbee-Mears Co. site in Cortland, New York. EPA conducted removal actions in 2007 including removal of hazardous materials from the site, partial demolition of structures and facility closure. Today, bankruptcy proceedings are underway and the City of Cortland and local stakeholders are eager to resolve the bankruptcy and return the site to beneficial use. SRI is supporting a reuse assessment at the Buckbee-Mears Co. site to identify reuse considerations and to prepare materials to support EPA and local government efforts to resolve site ownership issues. A site visit planned for March 27, 2012 will bring together EPA and local government representatives with expertise in municipal finance, economic development and planning to discuss reuse goals and redevelopment options. The reuse assessment, anticipated in June 2012, will help to guide local efforts to market the property and identify an informed prospective purchaser for the site.

Commodore Semiconductor (R3): The Commodore Semiconductor Superfund site in Lower Providence Township, Pennsylvania, is undergoing ground water treatment, but otherwise may be ready for reuse. The site is located in the successful Valley Forge Corporate Center, and local stakeholders are eager to determine the reuse potential. SRI funded a reuse assessment to clarify stakeholder reuse goals, outline remedial components and identify reuse opportunities for the site. A final reuse assessment compendium has been developed to facilitate reuse discussions between EPA, the PRP, the township and developers.

Benefits of Reuse Planning Regional Seeds

In addition to assisting communities impacted by Superfund sites, regional seeds provide multiple benefits to the EPA. Providing the initial investment in local reuse planning can:

- identify common goals, clarify responsibilities and establish productive partnerships between EPA, the state, local government and community stakeholders;
- ensure the protectiveness of the site by helping to determine the reasonably anticipated future land use to inform remedy selection or evaluating the remedy compatibility of proposed future uses;
- foster long-term stewardship of the site by identifying site owners, maintenance responsibilities and invested community members;
- create awareness about opportunities for site reuse; and
- reduce costs by tailoring remedy design and maintenance to fit long-term stewardship goals.

For more information on SRI regional seeds, contact:

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<http://www.epa.gov/superfund/programs/recycle/activities/community.html>.



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Elizabeth River (R3): SRI is sponsoring a stakeholder charrette for the Cradock community located adjacent to the Elizabeth River and Paradise Creek tributary, in Portsmouth, VA. Identified as an environmental justice community, the Cradock community is surrounded by federal facilities and two Superfund sites – the Peck Iron and Metal site and the Atlantic Wood Industries site. In addition to the potential stigma of these contaminated sites, this industrial corridor limits neighborhood access to Paradise Creek and the Elizabeth River. The goal of the charrette process is to effectively and meaningfully engage all stakeholders in evaluating reuse options for the Paradise Creek industrial corridor while explicitly considering the remediation goals and requirements, the needs of the local community, the enhancement of the riparian ecosystems, and the objectives of EPA's Urban Waters Initiative. A site visit was conducted February 13 and 14, 2012, to tour the Paradise Creek industrial corridor, to brief the Portsmouth City Council and to meet with local stakeholders.

→ **Leveraging resources:** SRI's regional seed is being matched by EPA's Conflict Prevention and Resolution Center (CPRC) to develop a full reuse plan based on the charrette outcomes for the Paradise Creek industrial corridor.

Jacksonville Integrated Planning (R4): Health Zone 1 in Jacksonville, Florida was selected as Region 4's EJ Showcase Community. This environmental justice community suffers from disinvestment, multiple contaminated sites and a variety of health issues. The Jacksonville Integrated Planning Project aims to identify community goals and potential future use for the Kerr McGee Superfund Site while integrating future use considerations with other Region 4 program priorities. A Jacksonville Integrated Planning Committee (JIPC), including over 40 government, organization and community representatives, has been convened to guide the project. To date, the JIPC has met twice to identify goals and priorities. In addition, a coalition of local organizations was formed and convened in February to prioritize strategies for implementation. Briefings are being scheduled in R4 and Headquarters to share the project's success to date.

→ **Leveraging resources:** SRI's regional seed is being matched by Region 4 to support the remedial process at the Kerr McGee Superfund site.

Fairfax Street Wood Treating Site (R4): The Fairfax Street Wood Treating Site is a former wood treater facility located in an environmental justice neighborhood in Jacksonville, Florida. Bordered by an elementary school and residential community, this 12-acre site has tremendous potential to become a future community amenity. In 2010, the site owner filed for bankruptcy and ceased operation. SRI funded a reuse planning process to identify reasonably anticipated future land uses for the site to inform the upcoming Remedial Investigation/Feasibility Study anticipated to begin later this year. A site tour and initial community stakeholder meeting was held on August 25, 2011, to identify preliminary reuse goals and considerations. A draft reuse assessment was shared with EPA R4 on March 7, 2012 which outlines community goals, reasonably anticipated future land use and remedial considerations to inform the upcoming RI/FS. The next phase of the project will include a community working session to identify likely reuse scenarios to inform the FS and Proposed Plan slated for 2013.

→ **Leveraging resources:** SRI's regional seed is being matched by Region 4 to develop a full reuse plan for the Fairfax Street Wood Treating Site, as well as coordinate reuse stakeholder outreach activities with the development of a Community Involvement Plan.

What are Reuse Planning Regional Seeds?

Regional seeds are resources provided by the Superfund Redevelopment Initiative (SRI) to communities at the request of Regions.

Regional seeds provide an important catalyst for communities to begin the process of returning a Superfund site to productive reuse.

Many sites that have reuse potential are vacant and abandoned due to a lack of knowledge about the remedy components, the range of potential safe future uses and the key steps and players needed to transform a site into reuse.

The seed concept provides an initial investment to bring the right stakeholders to the table, clarify remedy constraints, and outline suitable reuse options for the local community to pursue.

Once the reuse planning process gains momentum, communities can leverage the initial regional seed investment with resources from the local government, stakeholders, the State, or the EPA Region to continue the process of transforming the Superfund site into productive reuse.

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Solar on Puerto Rico's Landfills (R2): Supported Region 2 with the planning and hosting of the Solar on Puerto Rico's Landfills Workshop on November 1, 2011. The workshop was attended by over 100 people and prompted a follow-up Transaction Forum to be held March 27, 2012. The workshop shared information from the NREL Feasibility Study of Economics and Performance of Solar Photovoltaics in the Commonwealth of Puerto Rico and to provide networking opportunities for workshop participants including, mayors, city planners, site managers, developers, the electric utilities, government and community organizations and others. Additional support has been provided for the workgroup on an as-needed basis.

→ **Leveraging resources:** Region 2 contributed staff and facilitator support, in addition to creating and printing a comprehensive amount of conference materials.

American Creosote (R6): The American Creosote site is a 34-acre site in Winnfield, Winn Parish, Louisiana. The City of Winnfield, which owns the property, is interested in constructing a prison detention/overflow center and animal shelter on a portion of the site. The Region would like to provide the City with a Ready for Reuse (RfR) determination to assist in providing information on the proposed reuse to the public. Because it is an older site, SRI is also working with the Region to assemble information regarding the presence of contamination on the parcel in question. Based on the findings of this research, the Region decided to resample portions of the property, with results due back in April 2012. At that time, based on the findings of the literature review and sampling results, SRI will work with the Region to move the RfR determination forward.

→ **Leveraging resources:** Region 6 is performing additional sampling to supplement the findings of the literature review that will inform the RfR determination.

Arkwood Inc. (R6): The Arkwood Inc. site is located one half-mile southwest of Omaha, Arkansas. This construction complete site, which was also assigned a Sitewide Ready for Anticipated Use (SWRAU) status in 2011, has received interest from outside parties for being returned to industrial use. In an effort to market the property for industrial reuse, the owner would like to put together a prospective purchaser package that will include an RfR determination. In the process of doing the RfR Determination, SRI and Region 6 identified a need to reinforce the institutional controls in site decision documents. The Region is working to address this issue before finalizing the RfR determination, which will also ensure the site meets the requirements of the SWRAU measure. The Region is also hoping that the RfR determination will help address the potentially responsible party's concern over reusing the site.

South Valley (R6): The South Valley site in Albuquerque, New Mexico, has been home to both military and industrial operations for over 50 years. The site is divided into two distinct areas: the Univar property and the former Air Force Plant 83 property. For many years, Bernalillo County has hoped to improve access to the airport and to encourage economic and commercial growth in the area. A connector road through the site property (an extension of the existing Sunport Boulevard) would ease traffic congestion on nearby arterial roadways and allow potential businesses access to previously unreachable parcels of land. Region 6 asked SRI to support the development of a Ready for Reuse determination to reinforce the message that the site would be safe for reuse, to both workers and the public. Based on the draft report, Region 6 determined that completion would not be necessary, and approached supporting the County with existing information.

Other Regional Seed Activities

Reuse planning can be an important tool for supporting the reuse of sites, but it isn't the only reuse tool that can help communities, site owners, developers and other parties move towards a positive reuse outcome.

SRI provides support for a number of other activities, including but not limited to:

- Drafting Ready for Reuse determinations, environmental status reports that provide clear information about the appropriate reuse of a site;
- Performing pre-feasibility studies that look at the potential for alternative energy potential to inform like future land uses;
- Assessing community health to understand how that might influence the likely future use of sites;
- Facilitating community dialogues to open doors to discussing future land use; and
- Supporting the Regions with the development of tools that encourage or support positive reuse outcomes, such as reuse awards, partial deletions, fact sheets, or best practices.

SRI recognizes that there is no one-size-fits-all strategy to supporting the reuse of sites. Listening to the Regions and communities is critical for supporting, or even creating, the right tool to encourage beneficial reuse outcomes.